

Gary E. Johnson

120 Third Street

Seal Beach, CA

COMMENTS AT THE ENVIRONMENTAL SCOPING MEETING

CITY OF SEAL BEACH CITY COUNCIL CHAMBERS

JUNE 20, 2011

I am concerned about many features of the site design some of which are clearly environmental concerns.

My understanding is that the developer proposes to have the project look like old town. The site plan does not have homes fronting the street with alleys serving to access parking. This is a major deficiency with the site plan. Examples are the west side of "A" Street and the south side of "B" Street. The current site plan does not have lots fronting on First Street as is the case on the east side of First Street. In addition, blending 30 foot wide lots with the 25 foot lots would be desirable. As someone who has lived on an old town property with a 30 lot it is far more livable than the 25 foot lot I currently live on.

The intersection of Central Way should be lined up with "B" Street. A closely spaced offset intersection as is shown on the site plan is non standard and should not be implemented. Non standard designs are a potential traffic safety concern and would leave the city with potential liability for accidents at this location, if approved.

The intersection at First and Marina is now also offset. The developer will either have to redesign and reconstruct the intersection to line up south bound First Street traffic or not utilize the vacated street currently shown for development and instead use it as a transition from the 2 southbound lanes to 1 southbound lane. In either case, the solution to this is the responsibility of the developer and should clearly be a condition of development as a mitigation measure.

The private drive shown on the site plan should be a public street built to public street standards or just eliminated.

I am also concerned about the advisability of intersecting alleys with collector streets. The alleys can be truncated by use of a cul-de-sac or hammerhead design. In particular the alley intersecting Marina Drive should be eliminated.

The storm drain serving the property that is located in Marina Drive is deficient. The environmental study should look at this. The developer should be required to contribute a fair share of the cost to upgrade the storm drain.

Likewise the adequacy of the wastewater capacity and water service should be evaluated.

The site design does currently address requirements that will be necessary to satisfy the Santa Ana Regional Water Quality Permit. Likely features for this project may include land for bio swales, parkways, green streets and other features that the city must require of the developer. The new Land Development NPDES Stormwater program has been submitted to the Santa Ana Regional Water Quality Control Board. The permit will likely be effective in August 2011 and this project will fall under the new and more stringent requirements.

END OF COMMENTS